

DATE: March 21, 2011

TO: Barbara Ross, Deputy Director  
Department of Planning and Zoning

FROM: Nathan Randall, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2011-0009  
Administrative Review for Change of Ownership  
Site Use: Convenience Store  
Applicant: Sheikh & Associates  
Location: 1025 West Glebe Road  
Zone: CG/Commercial General

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**Request**

Special Use Permit #2011-0009 is a request to change ownership of an existing 7-Eleven convenience store from 7-Eleven, Inc. to Sheikh & Associates, Inc., franchisee. No changes to the operation are proposed and the business will continue to operate as a 7-Eleven franchise.

**Background**

On September 21, 2004, City Council granted SUP#2004-0056 to 7-Eleven, Inc. for the operation of a then-nonconforming 7-Eleven convenience store.

On February 18, 2011, staff visited the subject property and found one violation of the SUP conditions regarding the condition of landscaping. The store manager informed inspection staff that the landscaping, which had been damaged by snow, will be replaced later this spring. Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

**Parking**

Nine parking spaces are located on the site, though no formal off-street parking requirement exists for the convenience store since the building has operated as a retail store since prior to 1963.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Arlandria Civic Association was sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

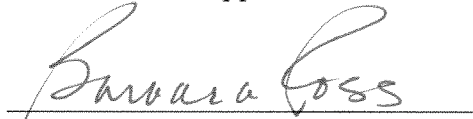
**Staff Action**

Staff does not object to the change of ownership. The request merely transfers ownership of the SUP to the 7-Eleven franchisee from the 7-Eleven corporate entity. Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: March 28, 2011

Action: Approved

  
Barbara Ross, Deputy Director

Attachments: 1) Special Use Permit Conditions  
2) City Department Comments  
3) Statement of Consent

**CONDITIONS OF SPECIAL USE PERMIT # 2011-0009**

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2004-0056)
2. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP#2004-0056)
3. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2004-0056)
4. The business shall be permitted to operate for 24 hours daily. (P&Z) (SUP#2004-0056)
5. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of 40 fluid ounces or more. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (Police) (SUP#2004-0056)
6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be permitted to accumulate on site outside of those containers. (P&Z) (SUP#2004-0056)
7. **CONDITION AMENDED BY STAFF:** The applicant ~~is to~~ shall contact the ~~Crime Prevention~~ Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP#2004-0056)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (SUP#2004-0056)
9. No seats or tables shall be provided for the use of patrons. (P&Z) (SUP#2004-0056)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2004-0056)

11. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES) (SUP#2004-0056)
12. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP#2004-0056)
13. All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line. (T&ES) (SUP#2004-0056)
14. Lighting shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z) (SUP#2004-0056)
15. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall implement the facade improvements consistent with the attached plans except that the slope of the mansard roof shall be shallower, within the range of 6:12 and 8:12, that the siding in the gable shall be horizontal, that the entablature be continuous, and that the front paneling be divided, to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP#2004-0056)~~
16. **CONDITION AMENDED BY STAFF:** The applicant shall install, and thereafter maintain in good condition, to the satisfaction of the Director of Planning and Zoning, the landscaping on the site according to the attached landscaping plan approved in connection with SUP#2004-0056, except that the applicant shall install on the east side of the property including the two Crape Myrtles planted in place of the London Plane trees on the east side of the property and the, and shall plant 20 to 25 Blue Pacific juniper shrubs installed in the same bed, to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP#2004-0056)
17. **CONDITION AMENDED BY STAFF:** ~~The applicant shall remove the existing freestanding sign, and install a new~~ All freestanding signage installed at the site shall be monument-type signage to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP#2004-0056)
18. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP#2004-0056)
19. The applicant shall maintain the dumpster screening in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP#2004-0056)

20. The pay phone on the property shall be for outgoing calls only. (P&Z) (SUP#2004-0056)
21. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (Police) (~~SUP#2004-0056~~)